



Miami-Dade County Public Schools

giving our students the world

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May 4, 2006

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Ms. Maria Teresa Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Re: Century Business Park II, LLC - Application No. 05-274
Northeast Corner of SW 157 Avenue and SW 120 Street**

Dear Ms. Teresa Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Dr. Gilbert L. Porter Elementary School, Hammocks Middle School and Felix Varela Senior High School currently operating at 133%, 130% and 145% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Dr. Gilbert L. Porter Elementary School, Hammocks Middle School and Felix Varela Senior High School to 146%, 134% and 147%, respectively (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal, and the recently approved Review Criteria the District met with the applicant on February 16, 2006, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. Although the applicant proffered a mitigation plan, such a proffer was not consistent with the School Board's approved mitigation options.

In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132

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Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

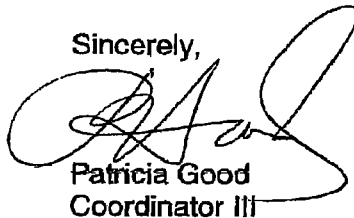
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 1,500-2000 square feet, the 508-unit development is estimated to generate approximately \$1,071,150 (\$1,950-\$2,400 per unit, excluding the 2% administration fee) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:scj
L-1321

Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine

Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-274, Century Business Park, LLC (DIC)

REQUEST: Special exception to permit residential uses in the BU-1A district

ACRES: 67.8 acres

MSA/Multiplier: 6.2/.65 (single-family) .47 (townhouse)

LOCATION: Northeast Corner of SW 157 Avenue and SW 120 Street

NUMBER OF UNITS: 508 units (179 single-family and 329 townhouse units)

ESTIMATED STUDENT POPULATION: 271 students*

ELEMENTARY: 125

MIDDLE: 68

SENIOR: 78

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Dr. Gilbert L. Porter Elementary - 15851 SW 112 St.

MIDDLE: Hammocks Middle – 9889 Hammocks Blvd.

SENIOR HIGH: Felix Varela Senior - 15255 SW 96 St.

All schools are located in Regional Center VI

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Dr. Gilbert L. Porter Elem.	1247/ 1372*	919	137%/ 149%*	18	133%/ 146%*	1372
Hammocks Middle	2195/ 2263*	1450	151%/ 156%*	238	130%/ 134%*	2364
Felix Varela Sr.	4175/ 4253*	2888	145%/ 147%*	0	145%/ 147%*	4351

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "Y1" (Gordon and Porter Elementary School Relief) (1068 student stations)	Construction	School Opening 2006
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2232 student stations)	Construction	School Opening 2007

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Senior High School – (S/S "HHH1") (Felix Varela, Sunset and Southridge Senior High School Relief) (2858 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 1987

Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 3682
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 5746

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,774,779.

CAPITAL COSTS: Based on the State's February-2006 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	125	x	\$ 14,378	=	\$1,797,250
MIDDLE	68	x	\$ 16,485	=	\$1,120,980
SENIOR	78	x	\$ 21,815	=	\$1,701,570

Total Potential Capital Cost	\$4,619,800
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

School Name	Actual Enrollment (11/05)	Expected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	141	400	500	500
Archimedean Academy	469	525	525	525
Archimedean Middle Conservatory	61	160	240	240
ASPIRA Eugenio Maria de Hostos	365	600	600	600
ASPIRA Youth Leadership	305	450	450	450
ASPIRA South Youth Leadership	203	210	450	600
Aventura City of Excellence School	699	900	900	900
Balera Language Academy	148	175	250	450
Coral Reef Montessori	345	500	500	500
Doctors Charter School of Miami Shores	6040	375	450	525
Doral Academy	730	2,200	2200	2,200
Doral Academy Middle School	815	1,250	1250	1,250
Doral Academy High School	925	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	45	100	150	200
Downtown Miami Charter School	614	650	650	650
Early Beginnings Academy - Civic Center	43	80	80	80
Early Beginnings Academy - North Shore	20	43	43	70
Florida International Academy	261	350	350	350
International Studies Charter High School	110	500	750	1,000
Keys Gate Charter School	1,132	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	350	705	705	705
Life Skills Center Miami-Dade County	62	300	450	600
Mater Academy	713	1,150	1,150	1,150
Mater Academy Charter High School	1,165	1,300	1,300	1,300
Mater Academy Charter Middle School	1,154	1,300	1,300	1,300
Mater Academy East Charter School	303	800	800	800
Mater Academy East Middle School	107	250	250	250
Mater Performing Arts & Entertainment Academy	94	100	150	200
Miami Children's Museum	79	350	350	350
Miami Community Charter School	223	600	600	600
Oxford Academy of Miami	165	450	450	450
Pinecrest Preparatory Academy Middle School	222	750	800	800
Pinecrest Preparatory Academy	745	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	199	400	600	600
Renaissance Elementary Charter School	452	500	500	500
Renaissance Middle Charter School	47	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	25	36	36	36
School for Integrated Academics & Technologies	332	600	800	800
Somerset Academy	525	700	700	700
Somerset Academy Charter Middle School	74	300	300	300
Somerset Academy Charter High School	22	250	375	500
Spiral Tech Elementary Charter School	78	290	290	290
Spirit City Academy	39	250	300	400
Sunshine Academy	95	150	200	450
The Charter School at Waterstone	1,012	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	16	500	600	600
Transitional Learning Academy	29	48	48	72
Youth Co-Op Charter School	515	525	525	525
TOTAL: 50 schools	16,713	27,514	30,139	32,690

Board Approved Contracts for Schools Opening in Future Years			
School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	800
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING APPROVED): 62 schools	27,514	35,534	40,520

Board Approved Applications for Schools Opening in Subsequent Years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	800
South Miami-Dade Charter Middle School	1	300
Total:	18 schools	17,050